



THE A-TEAM

RE/MAX FIRST

1503 1 Street, Calgary T2G2J4

MLS#: A2160555 Area: Beltline Listing: 08/27/24 List Price: \$729,000
Status: Active County: Calgary Change: None Association: Fort McMurray



General Information

Prop Type: Land Sub Type: Commercial Land City/Town: Calgary Year Built: 0 Lot Sz Ar: 1,646 sqft Lot Shape:

Finished Floor Area Abv Sqft: 0 Low Sqft: Ttl Sqft:

DOM 116 Layout Beds: 0 Baths: 0.0 (0 0) Style: Parking Ttl Park: 0 Garage Sz:

Access: Lot Feat: Park Feat: Near Shopping Center, Near Public Transit

Utilities and Features

Roof: Heating: Sewer: Ext Feat: None Kitchen Appl: Int Feat: Utilities: Construction: Flooring: Water Source: Fnd/Bsmt:

Room Information

Table with 5 columns: Room, Level, Dimensions, Room Legal/Tax/Financial, Level, Dimensions

Title: Fee Simple Legal Desc: C Zoning: CC-X

Remarks

Pub Rmks: Prime Development Opportunity for Rental focused Development possibility proximity to BMO Centre. Budding Builders and Investors, presenting a premium lot. CC-X Zoning Key Highlights: ESA 1 Completed or potential to build 6600 Sqft on this lot as per zoning FAR 4.0. Strategic Location: Situated within walking distance of Vitctoria Park's main attractions and amenities. / Beltline - Right across / BMO Centre / 17 Ave.

Inclusions: N/A Property Listed By: Bode Platform Inc.

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

